

MINUTES OF THE JANUARY 24, 2017 MEETING OF THE REDEVELOPMENT COMMISSION

A meeting of the Redevelopment Commission was called to order on January 24, 2017 at 6:00 P.M. in the executive conference room of the Clarksville Municipal Center Administration Building by Redevelopment President A.D. Stonecipher.

Commission Members Present: A.D. Stonecipher, Paul Fetter, Jennifer Voignier, David Fisher, Don Slone and Bill Wilson. Members absent: None

Also, Present: Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Redevelopment Commission Attorney Chris Sturgeon, Parks Superintendent Brian Kaluzny, Project Coordinator Brittany Montgomery, Planning Director Sharon Wilson, MS4 Coordinator Tom Clevidence, Jorge Lanz of Jacobi, Toombs and Lanz, Richard Moore of R. W. Moore Engineering, and Administrative Assistant Anita Neeld.

Approval of Minutes: Tabled.

Project Updates – Jorge Lanz of Jacobi, Toombs and Lanz, Inc.

A. Gateway Park Design...The tree has been replaced and the concrete work should be completed next week.

B. Veterans Parkway/Byron Drive/Lombardy Drive Area Improvements... Bids for this project will be opened on February 28, 2017 and awarded by the Town Council at the March 7, 2017 council meeting. With construction to begin in April through September. JTL met with Fairington representatives on site to determine how to address trees affected by construction. JTL is to investigate getting right of entry in order to maintain current schedule.

C. Lewis & Clark Trail Project...Bids were opened as scheduled by INDOT. The apparent low bidder was E&B Paving in the amount of \$3,775,962.00. Construction to commence around March 2017.

D. Clarksville Aquatic Center Redevelopment Project... The contractor MAC Construction is on schedule with this project. JTL presented supplemental agreement #1 to extend their contract for Construction Inspection services in the amount \$25,000.00. The completion date for this project is April 30, 2017.

Approval of Supplemental Agreement with Jacobi Toombs and Lanz for Construction Inspection Services... A supplemental agreement was presented for approval in the amount of \$25,000.00 on the Aquatic Center Redevelopment Project. A motion was made by Commissioner Fisher to increase JTL's contract from 75,000.00 to

not to exceed \$100,000.00. The motion was seconded by Commissioner Fetter and carried 5/0 vote.

E. Addmore Lane Improvements f.k.a. Progress Way/Potters Lane Reconstruction... JTL is proceeding with acquiring corner cut (permanent right-of-way) from PWI for pavement radius and storm inlet. The Town currently has a construction right-of-entry for this work. Currently waiting on appraisal from Terry Watson to purchase this property.

F. Gateway Crossing (Peddler's Mall) Development Project... This project will go out for bid in February and awarded at the February 28, 2017 meeting. Construction to be completed by July 2017.

G. Assurance Health... Temple and Temple was awarded the contract in December. Contactor will be working once staff can provide a NTP following receipt of our IDEM permit.

H. Traffic Signal at Veterans Parkway and Sam Gwin Drive... This project is partially funded with Community Crossings Grant, which was awarded by INDOT in August 2016. This project will be included with the Lombardy Drive Improvements for bidding and construction. JTL recently surveyed several utilities that were not located when originally surveyed. This information, JTL will provide the preliminary signal layout requested by the Town.

I. Leisure Way Water Main Extension... Quote packages were sent to three prequalified contractors in early January. Quotes were received today January 24, 2017, from Dan Cristiani Excavating in the amount of \$94,765.00, Dave O'Mara Contracting in the amount \$117,978.00 and Excel Excavating in the amount of \$82,900.00. Excel Excavating was low bid. A motion to accept low bid prior to review by legal counsel from Excel Excavating was made by Commissioner Slone, seconded by Commissioner Voignier and carried 5/0 vote.

J. Protected Left Turn Signal Arrow at L & C Parkway and Cedar Street...JTL is preparing a scope of work and cost estimate for this project. This will be presented at the February Redevelopment meeting.

Fire Station and Police Sub-Station...Redevelopment Director Fisher reported that after several meetings of the original concept of combining the fire station and police sub-station it was determined that the land is not big enough for both. It was also determined that this project will be the first of many for the South Clarksville Revitalization and this needs to blend in with the design that is currently being sought for this area. This area does not have enough land to make this project work properly. We are currently waiting on revised appraisals of vacant property at this location.

South Clarksville Conceptual and Schematic Design- Part 1...Director Fisher reported on the citizen workshop that was on 12/13/16. He stated that many comments and suggestions were collected by the public during the meeting. He has also received additional comments and suggestions since the meeting. Director Fisher has informed MKSK to not complete any additional work until staff have submitted revision

directions for the conceptual renderings presented during the December workshop. Director Fisher hopes to provide MKSK revision directions in March or April.

Blackiston Mill Road Project...Project Coordinator Brittany Montgomery gave an update on the project. Project Coordinator Montgomery recommends the Commission approve a supplemental engineering agreement with Lochmueller Group so that the project can move forward. Director Fisher reiterates her recommendation to approve the \$388,726.00 supplemental agreement.

Approval of Supplemental Agreement with Lochmueller Group for Blackiston Mill Road Improvements.... A supplemental agreement was presented for approval in the amount of \$388,726.00 for the BMR Improvement project, pending INDOT approval. A motion was made by Commissioner Slone to approve the Supplement Agreement, seconded by Commissioner Fetter and carried by 5/0 vote.

Approval of Leisure Way Sanitary Sewer Extension... Quotes were received on the Sanitary Sewer Extension at Leisure Way from five contractors. Flynn Brothers in the amount of \$47,380.00, Mac Construction in the amount of \$56,000.00, Dan Cristiani Excavating in the amount of \$29,875.00, Excel Excavating in the amount of \$40,850.00 and Dave O'Mara Contracting in the amount of \$42,815.00. A motion was made by Commissioner Fetter to award the contract for the Sanitary Sewer Extension to the low bidder of Dan Cristiani Excavating in the amount of \$29,875.00. The motion was seconded by Commissioner Fisher and carried by 5/0 vote.

Approval of Extension of Funding Agreement with K & M Clarksville Real Estate, LLC for the Assurance Health Clarksville Hospital...Director Fisher made a recommendation to approve the extension to K & M Clarksville Real Estate LLC until December 1, 2017. A motion to approve the extension was made by Commissioner Fisher, seconded by Commissioner Voignier and carried by 5/0 vote.

DIRECTOR'S REPORT JANUARY 24, 2017

Activities from 12/20/2016 – 1/18/2017

1. VETERANS CROSSING

- Redevelopment Director Fisher met and spoke with representatives from Hogan Real Estate.

2. SOUTH CLARKSVILLE

- Jacob Arbutal, GIS Technician, will be working with representatives from ESRI over the next few months to complete a watershed analysis/model to assist in determining suitable development height restrictions for South Clarksville. Staff anticipates it will take at least three months for their baseline analysis to be complete.

3.MISC. ACTIVITIES

- Director Fisher met and spoke with several developers/parties interested in doing business in Clarksville.
- Director Fisher met with representatives from Jacobi, Toombs, and Lanz to discuss the various ongoing projects which they are involved in with the Redevelopment Commission and Town of Clarksville.
- Director Fisher visited the Addmore Lane Improvement construction site to review the contractors work.
- Director Fisher met with Jacob Arbital, GIS Technician, and Katherine Groskreutz, Associate Planner, to further discussions on a an update to the Clarksville Redevelopment and Economic Development Plan.
- Director Fisher met with Jacob Arbital, GIS Technician, Katherine Groskreutz, Associate Planner, and Ashley Woolsey to discuss development of neighborhood action plans in 2017 and beyond.
- Director Fisher met with various property owners regarding ongoing and future redevelopment activities.
- Director Fisher attended meetings regarding the following projects:
 - South Clarksville Conceptual and Schematic Design Part 1
 - Assurance Health Systems infrastructure
 - Broadway Heights infrastructure
 - Brownstation Way Bridge
 - Gateway Crossing
 - Lewis and Clark Bridge
- Director Fisher attended weekly department head staff meetings which are hosted by Town Manger Baity.
- Director Fisher conducted various business and tenant attraction tasks.
- Director Fisher attended the January Ohio River Greenway Commission meeting.
- Director Fisher prepared claims and the agenda for the January Historic Preservation Commission Meeting.
- Director Fisher conducted various tasks for the Historic Preservation Commission.
- Director Fisher conducted various grant administration tasks.

Approval of Claims... Upon the recommendation from Redevelopment Director Fisher to approve the regular register of claims in the amount of \$196,204.27 and the bond register of claims in the total amount of \$124,911.90, Commissioner Voignier made a motion to approve both registers, seconded by Commissioner Fetter and carried by 5/0 vote.

Adjournment...There being no further business to come before the Commission at this time, a motion to adjourn the January 24,2017 meeting of the Clarksville Redevelopment Commission at 6:42 P.M. was made by Commissioner Fetter, seconded by Commissioner Fisher and carried by 5/0 vote.

Minutes Approved by the Clarksville Redevelopment Commission February 28, 2017.

A.D. Stonecipher

David Fisher

Paul Fetter

Jennifer Voignier

Don

Slone